

WARRANTY DEED

FEB 23 10 22 AM '94

This deed of conveyance this day made by the undersigned,
ROBERT P. COOKE, III and wife, NANCY A. COOKE ^{BK 267 PG 501}
referred to as the GRANTORS, and ROBERT BRUCE MCGOWEN and wife, ^{hereinafter}
KELLI D. MCGOWEN, hereinafter referred to as the GRANTEES,
WITNESSETH THAT:

For and in consideration of the sum of Ten Dollars (\$10.00),
cash in hand paid by the GRANTEES to the GRANTORS, and other good
and valuable consideration, the receipt and sufficiency of all of
which is hereby acknowledged by the GRANTORS, the GRANTORS do
hereby and by these presents sell, convey, and warrant unto the
GRANTEES, as tenants by the entirety with full rights of
survivorship and not as tenants in common, the hereinafter
described real property located in DeSoto County, Mississippi, and
being described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

The foregoing covenant of warranty is made subject to rights
of ways and easements for public roads and public utilities,
subdivision and zoning regulations in effect in DeSoto County,
Mississippi; and to any prior reservation or conveyance of minerals
of every kind and character including, but not limited to, oil,
gas, sand and gravel in, on and under the subject property; any
unrecorded rights of way or easements and any discrepancies,
conflicts, encroachments or shortages in the area and boundaries

which a correct survey and/or inspection would show.

Taxes and assessments against said property for the year 1994 shall be the sole responsibility of the GRANTORS and taxes and assessments for all subsequent years shall be the responsibility of the GRANTEES and are hereby excepted from the foregoing covenant of warranty.

Possession shall be given upon delivery of this deed.

Witness the signature of the GRANTORS on this the 13 day of February, 1994.

Robert P. Cooke, III
ROBERT P. COOKE, III

Nancy A. Cooke
NANCY A. COOKE

STATE OF MISSISSIPPI
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for said county and state, on this the 13th day of February, 1994, within my jurisdiction, the within named ROBERT P. COOKE, III and wife, NANCY A. COOKE, who acknowledged that they executed the above and foregoing instrument.

Kenneth E. Shalks
NOTARY PUBLIC

•• My Commission Expires:

U D My Commission Expires Sept. 19, 1995

(SEAL)

GRANTORS' ADDRESS:
480 West Commerce
Hernando, MS 38632
RES. TEL.: 601-429-7153
BUS. TEL.: N/A

GRANTEES' ADDRESS:
1270 SOUTH POINT COVE
NESBIT, MS 38651
RES. TEL.: 601-429-8883
BUS. TEL.: 901-743-0250

Prepared by:
Law Offices of A. Cinclair May
2565 Caffey Street, Suite 100
Hernando, MS 38632
601-429-5038

The Preparer of Deed does not warrant or guarantee the accuracy of the description contained herein.


EXHIBIT "A"

DESCRIPTION OF A 7.16 ACRE LOT CALLED LOT 5 OF BELMONT FARMS IN SECTION 30; TOWNSHIP 3 SOUTH; RANGE 7 WEST, DESOTO COUNTY, MISSISSIPPI.

Beginning at the Northeast Corner of the Southwest Quarter of Section 30; Township 3 South; Range 7 West; thence N 88 degrees 50 minutes W along the South line of the Vinson tract a distance of 374.0 feet to the Northeast Corner of Lot 1; thence S 2 degrees 49 minutes W along the East lines of lots 1, 2, 3, and 4 a distance of 1165.0 feet to the point of beginning of the following lot; thence S 2 degrees 49 minutes W a distance of 275.0 feet to the Northeast Corner of Lot 6; thence N 88 degrees 45 minutes W along the North line of said lot 6 a distance of 1171.70 feet to a point in the centerline of Belmont Road; thence N 1 degree 28 minutes E along said centerline a distance of 156.24 feet to a point; thence N 2 degrees 55 minutes E along said centerline a distance of 118.66 feet to a point; thence S 88 degrees 45 minutes E along the South line of lot 4 a distance of 1175.17 feet to the point of beginning containing 7.41 acres less 0.25 acres for right of way of said road leaving a net acreage of 7.16 more or less. All bearings are magnetic. Said property being located in all four quarters of the Southwest Quarter of Section 30; Township 3 South; Range 7 West, DeSoto County, Mississippi.

SIGNED FOR IDENTIFICATION:


ROBERT P. COOKE, III


NANCY A. COOKE